



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

November 16, 2016

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Metz-Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura


Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 16, 2016. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,


Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 16th day of November 2016 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Lawrence Korzeniewski, Member
 Kristin McCracken, Member
 Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
 Kevin E. Loftus, Town Attorney
 Matthew Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Anthony Gorski, Member.

Minutes - A motion was made by Anthony Gorski to approve the minutes from the November 2, 2016 Planning Board Meeting. Motion seconded by Joseph Keefe and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST-NOVEMBER 16, 2016

- 11.16.01 SEQR response dated 10/26/16 from NYSDEC regarding the Schuster 3 lot subdivision at Haskell Dr. and Harris Hill.
- 11.16.02 SEQR response dated 10/28/16 from Erie County Division of Environment and Planning regarding Thoman Asphalt addition.
- 11.16.03 Follow-up email SEQR response dated 11/02/16 from NYSDOT regarding Royal Car Wash, Transit Rd.
- 11.16.04 SEQR response dated 10/26/16 from NYSDEC regarding Thoman Asphalt addition.
- 11.16.05 Letter dated 11/09/16 from Robert Harris, Town Engineer, with comments regarding Windsor Ridge South Subdivision Phase 2.
- 11.16.06 ZBA minutes of 11/10/16.
- 11.16.07 Copies of legal notices dated 11/14/16 stating the Town Board will hold a public hearings for special use permits at 3981 Walden Ave. and 31 Peppermint Rd. on 11/21/16.
- 11.16.08 Copy of legal notice dated 11/14/16 stating the Town Board will hold a public hearing on rezone petition for 6645 Transit Rd. (Royal Car Wash) on 11/21/16.
- 11.16.09 Copy of resolution adopted by Town Board on 10/03/16 approving the Summerwind subdivision (Summerfield Farms, Part 6).
- 11.16.10 SEQR response dated 11/08/16 from NYSDOT regarding Buffalo Vascular.
- 11.16.11 Letter dated 11/04/16 from Ken Baginski of NYSDEC to Johanna Coleman, Supervisor, referencing the Freshwater Wetland Map amendments.
- 11.16.12 SEQR response dated 10/18/16 from Division of Sewerage Management regarding Schuster 3 lot subdivision.

- 11.16.13 SEQR response dated 11/01/16 from EC Department of Environment and Planning regarding Schuster 3 lot subdivision.
- 11.16.14 SEQR response dated 10/28/16 from EC Department of Environment and Planning regarding Superior Pallets.
- 11.16.15 SEQR response dated 10/18/16 from EC Division of Sewerage Management regarding 455 Pleasant View subdivision.
- 11.16.16 SEQR response dated 11/01/16 from EC Division of Environment and Planning regarding 455 Pleasant View subdivision.
- 11.16.17 Letter from Matt Fischione regarding Apple Rubber update.
- 11.16.18 Copy of resolution adopted by Town Board on 11/7/16 approving the Schuster 3 lot development.
- 11.16.19 MRC meeting minutes of 11/7/16.

ACTION ITEMS

REVISED PRELIMINARY PLAT PLAN REVIEW-Project #8205, WINDSOR RIDGE SOUTH SUBDIVISION, PHASE 2. Located east of Windsor Ridge South Subdivision, Phase 1, Parts 1 & 2, south of the South Branch of Slate Bottom Creek, west of the rear yards fronting Bowen Road and north of the Town of Elma line.

Kenneth Zollitsch of Greenman Pedersen representing Windsor Ridge Partners presented the 193 lot subdivision. The preliminary plat plan was previously approved by the Planning Board and is returning due to the removal of the exit to Brunck Road. The number of lots in this phase remains the same and one lot will front on Brunck Road.

Engineering-Robert Harris submitted a 4 page letter of engineering concerns which will be addressed. A detailed sheet of the sidewalk around the box culverts and guardrail will be submitted. Sidewalks along Bristol Lane are not recommended because there are no sidewalks to connect to on Bowen Road. Worthington Lane will be renamed to Manchester Lane when it meets Bristol Lane. The 15' public drainage easement will be piped.

Brunck Road exit-The exit to Brunck Road will be removed and Lots #1 & 3 reconfigured. Ken Zollitsch stated that the exit to Brunck Road was not a requirement of the Subdivisions Town Board approval. A letter from the Police and Fire Department confirming that this exit is not necessary will be required.

Cul de sacs- There are three cul de sacs in Phase two. For these cul de sacs to be removed or reworked

at this point of the overall subdivision development would be quite difficult. To change Cardiff Court and Stratford Court would create lots with double fronts and the loss of three lots. These cul de sacs were approved in 2007.

Screening-The construction of this subdivision has caused quite the mess for the homes on Bowen Road. Screening needs to be installed to be good neighbors along with power washing of the neighboring homes.

A public hearing will be needed for this phase to be approved.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the revised preliminary plat plan to the Town Board with the following conditions:

1. Sign off letter from the Police and Fire Department for the Brunck Road access removal
2. Marquart Right of Way easement to be removed
3. All Engineering concerns and questions to be addressed
4. Street names to be corrected
5. No sidewalks to be installed on Bristol Lane
6. Permanent screening for neighboring properties on Bowen Road
7. Dust and mud control screening while development is under construction
8. Traffic study addendum
9. Wetland and buffer areas to be monumented
10. Documentation on LOMR to be submitted before Final Plat

Motion seconded by Lawrence Korzeniewski. Roll call vote as follows:

Chairman Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-No	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

Motion carried

Concept plan

Ralph Lorigo representing Kulback's Construction presented a concept plan which would need a rezone for a 6 unit single story apartment building on Como Park Boulevard west of Penora Street. A submittal was made for the project but was found to be incomplete and without fully engineered drawings. The property which measures .92 acres would need a rezone from R-2 to MFR-3. The building would face to the west. Kulback's has developed the properties to the west which include the Edu-Kids, Hunt Real Estate office and the U.S. Post Office. To the east of the rear of the apartment building is approximately 80' and the rear property line of a single family home and Penora Street to the south has single family homes. Como Park Boulevard does have several duplexes to the west.

The apartments would be 1,450 sq ft each with 2 bedrooms and a garage. Each unit has a patio off of the back to the east and will rent for \$1,400.00. Kulback's would build, rent and maintain the building. The Wetland delineation is not a concern for the project and this project would complete the site.

Units will be staggered for better appearance. Under the current zoning, R-2, only one duplex would be allowed on this parcel. MFR-3 zoning would allow for the 6 unit density.

The applicant will be scheduled for the next Planning board agenda which is December 7, 2016.

Other items discussed

Flag lots-Matt Fischione submitted pertinent information for the Local Law and a Flag Lot discussion will be placed on the next Planning Board agenda.

Jeff Palumbo will be representing Fox Valley Estates and has made a submittal for the December Planning Board meeting. This project was last addressed in 2014. The project is in need of an updated traffic study, road and traffic issues addressed and the sewer connection approved. In the 90's the rezone and sewer district were approved as part of the Master Plan.

At 8:15p.m. a motion was made by Kristin McCracken to adjourn the meeting. Motion seconded by Rebecca Anderson and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: November 16, 2016

RE: Windsor Ridge South Subdivision, Phase 2

PROJECT#: 8205

LOCATION: Windsor Ridge Subdivision

TYPE: Revised Preliminary Plat Plan Review

RECOMMENDATION: Approval

Roll call vote:

Chair Connelly-Yes	Lawrence Korzeniewski-Yes
Rebecca Anderson-No	Kristin McCracken-Yes
Anthony Gorski-Yes	Melvin Szymanski-Yes
Joseph Keefe-Yes	

CONDITIONS:

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COMMENTS: None